



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Appeal of Edie Houston of the Planning Commission's conditional approval of the request of Terry Piazza, Baumbach and Piazza, Inc. Consulting Engineers on behalf of Bruce Towne for approval of the Tentative Subdivision Map of Towne Ranch Unit No. 1, a 21.4 acre, 107 unit single-family residential subdivision located at 398 East Turner Road (APN 029-030-42).

MEETING DATE: August 19, 1992

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider the appeal of Edie Houston of the Planning Commission's conditional approval of the request of Terry Piazza, Baumbach and Piazza, Inc. Consulting Engineers on behalf of Bruce Towne for approval of the Tentative Subdivision Map of Towne Ranch, Unit No. 1, a 21.4 acre, 107 unit single-family residential subdivision located at 398 East Turner Road (APN 029-030-42).

BACKGROUND INFORMATION: Edie Houston is appealing the Planning Commission's approval of the Tentative Parcel Map of Towne Ranch, Unit No. 1 because she believes that all lots abutting the Park West Subdivision should have a minimum of 6500 square feet which is the minimum lot size in Lodi's R-1, Single-Family Residential District. She backs her argument by referring to Ordinance 1529 which states:

"The parcels at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) (proposed Towne Ranch development) are hereby rezoned R-1, Single-Family Residential and R-2, Single-Family Residential."

The text does not designate what lots or areas are to be zoned either R-1 or R-2.

The staff report for the November 6, 1991 Council meeting also states R-1 and R-2, again without any lot or area designation.

However, the Planning Commission's recommendation indicates R-2 zoning for the entire site. In fact, the Planning Commission's approval of the Tentative Subdivision Map was made with the conclusion that the entire area was zoned R-2.

At the Planning Commission hearing on the rezoning, Terry Piazza indicated that his clients wanted R-2 zoning throughout Towne Ranch and were dropping any request for R-1 designation.

APPROVED: _____

THOMAS A. PETERSON
City Manager



recycled paper

CC-1

Appeal of Edie Houston re Planning Commission's conditional approval
of the Tentative Subdivision Map of Towne Ranch
August 19, 1992
Page two

Ms. Houston feels the area adjacent to Park West should be R-1 to conform to that subdivision and there should be no duplexes on corner lots as permitted by R-2 zoning.

The staff suggests that the City Council accept the appeal of Ms. Houston and approve the appealed Tentative Subdivision Map with the conditions required by the Planning Commission plus the following requirements:

1. that the lots abutting Park West Subdivision in Town2 Ranch, Unit No. 1 and subsequent units contain a minimum of 6500 square feet which is the lot size requirement in the R-1, Single-Family District;
2. that no duplexes be permitted on corner lots; and
3. that the Ordinance zoning/rezoning the Towne Ranch project becomes law.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg

Attachments

PREPARED FOR: OWNER: DAVIS, BENNETT
 808 18th ST
 LOS ANGELES, CA 90015
 PH. (213) 336-3185

PREPARED BY: BAUMBACH & PIZZAZ
 323 W ELM STREET
 LOS ANGELES, CA 90012
 PH. (213) 336-6118

TENTATIVE MAP TOWNE RANCH UNIT NO. 1

BEING A PORTION OF THE NORTHWEST
 1/4 OF SECTION 3, T.3N.R.6E., M.D.B. 4 M.
 CITY OF LOS ANGELES, CALIFORNIA

CURRENT ZONING: R 2 - LOW DENSITY RESIDENTIAL
 ACRES: 21.4
 U.P.A.: 511

TURNER

ROAD

ROAD

OFFICE

PARCEL "B"
 2.00 ACRES
 MULTIPLE FAMILY
 Apartments

NOTE:
 THIS PROJECT MAY BE DEVELOPED IN
 MULTIPLE FINAL MAPS.

AGRICULTURE (GREENHOUSE)

WOODBINE AND/OR DIRECT CONT.

WESTLAKE UNIT NO. 2
 SACRAMENTO ROAD
 2-19-2

RESIDENTIAL - LOW DENSITY

LOWER

LODI PARK UNIT NO. 2
 UNIT NO. 2

SINGLE

FAMILY

LODI PARK UNIT NO. 2

RESIDENTIAL

STREET ADDRESS
 222.2 N. 1st St. 222.2

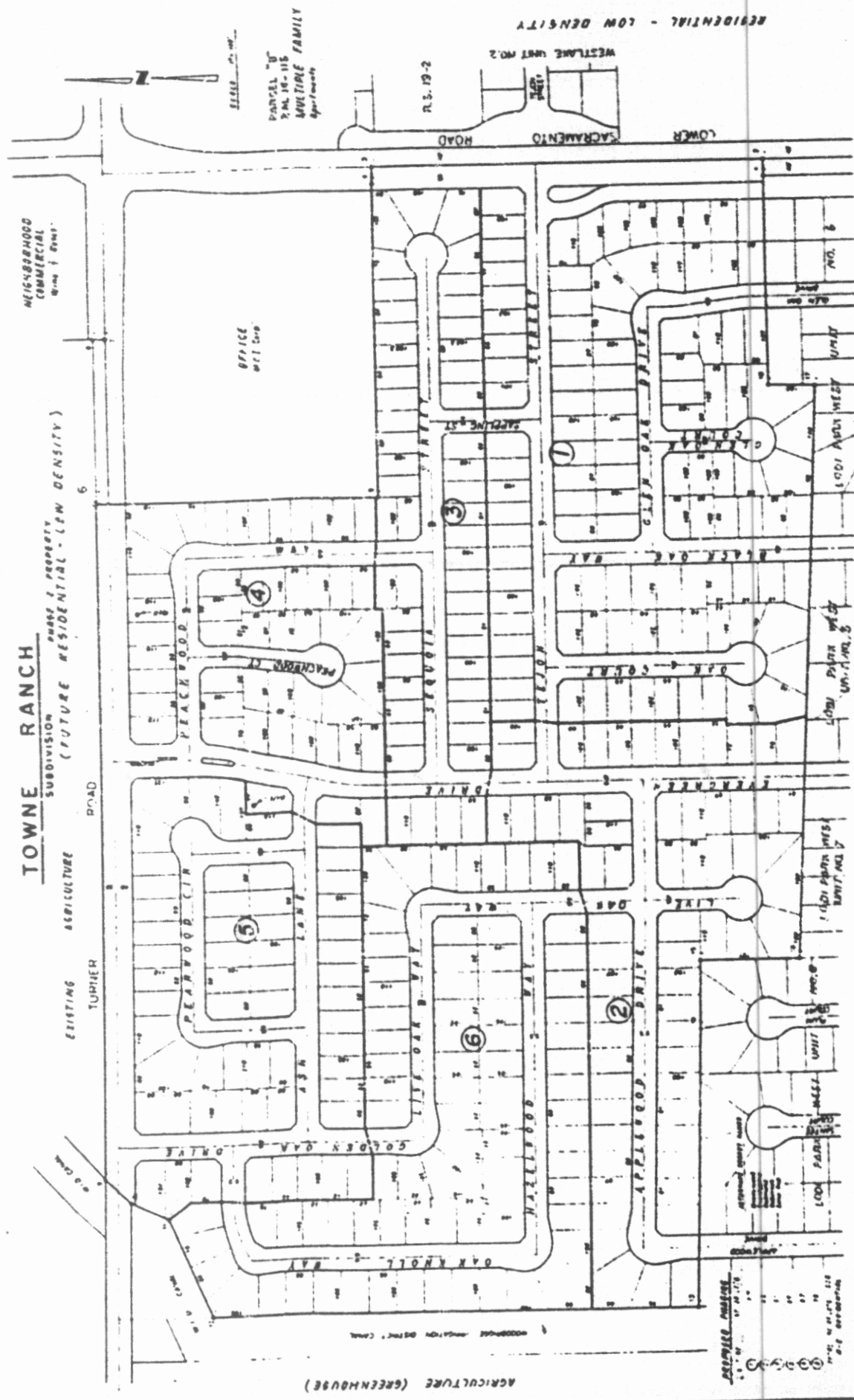
222.2

TOWNE RANCH

SUBDIVISION
(FUTURE RESIDENTIAL - LOW DENSITY)

NEIGHBORHOOD
COMMERCIAL
WITH 1 BLDG.

EXISTING AGRICULTURE
TUPIER ROAD



AGRICULTURE (GREENHOUSE)

RESIDENTIAL - LOW DENSITY

RESIDENTIAL

FAMILY

SINGLE

BAUMGARDNER & PIAZZA
CITY, ST. LOUIS, MO.
PLANS BY J. J. J. J.

LAND USE

DEVELOPMENT PLAN

NO. 100-100-100
100-100-100
100-100-100

Jim Schroeder

EXHIBIT A

RECEIVED

92 JUN -4 AM 10:10

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

611 Glen Oak Drive
Lodi, CA 95242
June 3, 1992

Alice Reimche. City Clerk
City of Lodi
221 W. Pine Street
Lodi, CA 95240

Dear Ms. Reimche:

I am filing a notice of appeal on the Planning Commission's **determination** of R-2 zoning of the proposed Towne Ranch Development at their **May 26 meeting**. Ordinance 01529 **states** the City Council voted that parcel of land to be **zoned R-1 and R-2** at their November 1991 meeting. Please contact me at 333-3500, x517 ab to your findings.

Sincerely.

Eddie Houston
Eddie Houston

RECEIVED

02 JUN-92 10:00

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

611 Glen Oak Drive
Lodi, CA 95242
June 2, 1992

Alice Reimche. City Clerk
City of Lodi
221 W. Pine Street
Lodi, CA 95240

Dear Ms. Reimche:

After attending the City of Lodi Planning Commission on Tuesday, May 26 to request that the proposed Towne Ranch Development include R-1 zoning. I am filing a formal objection to the passing of the Planning Commission's R-2 zoning and not including an R-1 buffer zone between Parkwest and the proposed new development.

According to Ordinance #1529 dated November 1991, the City Council voted that property be rezoned R-1, single-family residential, and R-2, single-family residential. The Community Development Director's response on May 26 was that it was all R-2. I nor the 150+ Parkwest residents, that signed a petition asking for and receiving the R-1 zoning in November, have not been notified of this change.

I would appreciate a review of Ordinance #1529 and notification as soon as possible as to your findings. Please contact me at 333-3500, x517.

Sincerely,

Edie Houston

Edie Houston

CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795
May 29, 1992

7-
THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

Baumbach - Piazza
Attn: Steve Pechin
323 West Elm Street
Lodi, CA 95240

SUBJECT: Tentative Subdivision Map, Towne Ranch, Unit No. 1
398 East Turner Rod (APN 029-030-01 and 029-030-42)
File #92S008

The Lodi Community Development Department has completed its review of your request on behalf of Bennett and Compton/Bruce Towne for the approval of the tentative subdivision map of Towne Ranch, Unit no. 1, a 21.4-acre, 107-unit residential project located on the west side of Lower Sacramento Road, north of Lodi Park West Subdivision Units 5 and 6.

At a special session of the Lodi City Planning Commission, called for 7:30 p.m., Tuesday, May 26, 1992, the Planning Commission approved the tentative map with the following conditions:

1. That sanitary sewer, domestic water, storm drainage, and electricity be connected to existing City of Lodi systems.
2. That the air quality mitigation measures outlined on the enclosed Community Development Department memorandum be met.
3. Engineering and preparation of improvement plans and estimate per City Public Improvement Design Standards for all public improvements prior to final map filing. Plans to include:
 - Approved tentative map, signed by the Community Development Director;
 - Detailed utility master plan for all phases of the development;
 - Soils report;
 - Grading, drainage and erosion control plan.
4. Abandonment/removal of wells, septic systems and underground tanks in conformance with applicable City and County requirements and codes prior to approval of public improvement plans.
5. Installation of all public utilities and street improvements within the limits of the map, including installation of conduit from the water meter box to the electric meter location on each lot per Public Works Department requirements, plus the following "off-site" improvements:

- Extend water, sewer and storm drain lines west through future extension of Tejon Street and south through future extension of Evergreen Drive;
- Drainage capacity is not currently available for this project in the existing basin (E-Basin), nor are funds available in the Storm Drainage Fund to purchase the basin area required. An agreement must be reached between the owner and the City regarding the construction and maintenance of a temporary basin to accommodate the project until such time as capacity becomes available in E-Basin.

All public improvements to be installed within one year of final map filing under the terms of an improvement agreement to be approved by the City Council prior to final map filing.

6. Design and installation of public improvements to be in accordance with City master plans and include drainage and wastewater capacity for all that property bounded by the WID Canal on the west and north and a line parallel to and 400 feet east of the existing east line of the Lower Sacramento Road right-of-way and its extension north of Turner Road to the WID Canal on the east.

The developer shall construct the frontage road, the median between the frontage road (including landscaping), and Lower Sacramento Road.

The right-turn-only channelizing island at Tejon Street shall be constructed to City requirements and include hardscaping similar to the island on Fairmont Avenue at Kettleman Lane.

Note that the developer may be eligible for reimbursement from others for the cost of certain improvements. It is the developer's responsibility to request reimbursement and submit the appropriate information per the Lodi Municipal Code §16.40.

7. Dedication of street right-of-way as shown on the tentative map except as follows:
 - The right-of-way width for the frontage road is not shown. The width and alignment at Tejon Street shall match that used in Park West.
 - Oak Court should be 50-foot right-of-way
8. Dedication of public utility easements as required by the various utility companies and the City of Lodi.
9. Acquisition of the following easements outside the limits of the map:
 - Obtain sufficient right-of-way or public utility easement on the adjacent property west of Unit No. 1 to allow proper location of utilities within the street right-of-way when Tejon Street and Evergreen Drive are extended to the west and north, respectively.
10. Submit final map per City and County requirements including the following:
 - Waiver of access rights on Lower Sacramento Road north of Tejon Street.

11. Payment of the following:

- Filing and processing fees and charges for services performed by City forces per the Public Works Fee and Service Charge Schedule;
- Development Impact Mitigation Fees per the Public Works Fee and Service Charge Schedule at the time of map filing (fees for Police, Fire, Parks and Recreation and General City Facilities may be deferred until acceptance of public improvements);
- Wastewater connection fee at building permit issuance;
- Reimbursement fees per existing agreements (approximate) at the time of map filing:
 - 1) 86S02 \$766/AC Sanitary sewer lift station fee for acreage parallel to and 400 feet west of the existing east line of the Lower Sacramento Road right-of-way.

The above fees are subject to periodic adjustment as provided by the implementing ordinance/resolution. The fee charged will be that in effect at the time of collection indicated above.

12. Obtain the following permits:

- San Joaquin County well/septic abandonment permit.

13. The City will participate in the cost of the following improvements:

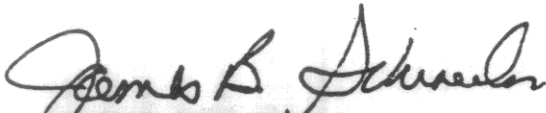
- Street paving on Lower Sacramento Road in excess of 34 feet measured from 55 feet west of the centerline;
- Master plan sanitary sewer lines 12 inches and larger;
- Master plan storm drains 30 inches and larger.

14. A specific plan was adopted for Lower Sacramento Road (Ordinance #847) which includes a frontage road parallel to Lower Sacramento Road from Lodi Avenue to Turner Road. The tentative map, as submitted, does not comply with the specific plan north of Tejon Street; however, upon Planning Commission approval of the map, the Public Works Department will draft a new ordinance to amend the specific plan and present it to the City Council for approval.

15. The reverse frontage fence along Lower Sacramento Road shall be constructed by the developer to the approval of the Public Works Department and the Site Plan and Architectural Review Committee. The ownership of the reverse frontage fence has not been determined. Policies concerning ownership and maintenance of fences along reverse frontage or restricted access lots are currently being developed by City staff. These policies will be presented to the City Council for action in the very near future. Ownership and maintenance of the proposed fence along Lower Sacramento Road and Turner Road should be required to conform to the policies as adopted by the City Council. Unless otherwise determined by the City Council, the fence will be privately owned and maintained.

Baumbach - Piazza
File #92S008
May 29, 1992
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16. A 10-foot wide landscape easement along the rear of the lots at the reverse frontage fence shall be provided. The developer shall install irrigation and trees (a minimum of one per lot) along the fence construction to the approval of the Public Works Department or arrange for installation by the City at a later date.


JAMES B. SCHROEDER
Community Development Director

JBS/RCP/lm

cc: Bennett and Compton
Bruce Towne
Associate Civil Engineer - Development Services

July 14, 1992

The City Council
P.O. Box 3006
Lodi, CA 95441-1910

RE: Appeal of Edie Houston/Towne Ranch Tentative Map

Host appraisers agree that neighborhoods are the basis of property valuation and that the purpose of zoning is to protect property values.

The Park West neighborhood is presently defined by Lower Sacramento Road on the East, the W.I.D. Canal on the West, and agriculture on the North and South. The Town Ranch proposal would extend five of the existing Park West streets northward into units 1 and 2 of Town Ranch and four of those streets would terminate in units 1 and 2. Town Ranch as proposed will redefine the north boundary of Park West so the new north boundary will be Tejon Street, Live Oak Way, and Applewood Drive. To see my point please take another look at the proposed map and in particular the north terminal of frontage road.

Park West has only one zoning now but if part of town ranch is brought in. Park West will have two zones, R1 and R2. The two zones would tend to homogenize bringing down the values of the existing R1 homes because R2 homes are generally less expensive than R1 homes.

We object to the proposed R2 zoning of units 1 and 2 of the Towne Ranch for two reasons:

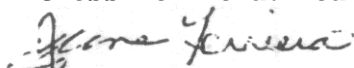
As a Real Estate Professional. I feel that the notion of having two different zoning types within the same neighborhood is inconsistent with good planning practices.

As owner/residents of an adjoining lot. Mrs. Ferriera and I feel that our property value would be substantially reduced by bringing smaller lots and possibly duplexes into our neighborhood.

In the way of solutions I suggest that units 1 and 2 of Town ranch should be zoned R1 and lot sizes be adjusted to the specifications of that zoning. Having done that much we should go one step further and rename the proposed Tejon Street to something that is compatible with the woody street names now indicative of Park West.

Sincerely yours,


Cress Ferriera, Realtor


June Ferriera

Lodi City Council and Planning Commission:

Why don't you get your act together. All we need is more duplexes next to nice custom homes. Take a look at Lower Sacramento where some duplexes already exist. There are six cars in every driveway, some jacked up, some half apart. Garbage cans setting around, trailers, tires, etc. I have written about these several times. and nothing was done to clean it up. Now you want them next to our homes. Why don't you put some over by SUNWEST next to the hospital? Is that neighborhood too ritzy for duplexes or is it because some of the Council lives out there? Parkwest is the only reasonably priced new homes in this area. We want to keep the value up, and you know what duplexes will do, unless you are completely blind when you drive thru town. I think you better take a good look at this idea and zoning before its too late and you have another ghetto on your hands.

I live in Parkwest but will not give you my name, as nothing I have ever said or written about has had any impact. The Council does what it wants to and so does the Planning Dept., no different than politics on the higher level. I wish I could live in SUNWEST, I would never have to write this letter.

Parkwest Resident
and Senior Citizen

SEARCHED	INDEXED
SERIALIZED	FILED
DEC 1 1990	
FBI - SACRAMENTO	



RECEIVED

92 JUL 14 AM 10:11

ALICE M. REING
CITY CLERK
CITY OF LODI

July 13, 1992

LODI CITY COUNCIL,

As a concerned Homeowner in Parkwest we are compelled to write this letter to you. At an earlier meeting The Lodi City Council approved R1 and R2 rezoning for the Towne Ranch Development. but the Planning Commission has totally ignored that fact and has zoned the Development R2 only. Can you tell us why?? Where did the R1 zoning go That The Lodi City Council gave to us??

Why can't the lots that front along the North side of Parkwest from Lower Sacramento Road to Applewood Drive be Zoned R1?? R1 requires a minimum of 6500 sq ft lots and does not allow for duplexes.

Why not continue with larger lots and nicer houses along the existing Parkwest properties and slowly decrease in size and value as you get to Turner Road??

Yes. Lodi needs affordable Housing but don't just drop It down anywhere. place them with existing values of homes and lot sizes currently in the neighborhood.

How would Councilman Snider like a decreasing property value Development behind his Sunwest property or Mr. Bennet behind his Rivergate property?? We would rather doubt it.

We don't want a Bennet and Compton Tract Housing Development behind our Custom Homes.

Please give us our R1 Zoning with larger lots and custom homes along all Parkwest Property and let us maintain our Property Values.

THANK-YOU

MRYL and BETTY WEISSER

Daryl Weisser

Betty Weisser

546 Drake Ct

Foster, Ca 95322

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units tr1 and tr2 of Towne Ranch, which will adjoin the Parkwest subdivision. be zoned Rf.

	<u>Name</u>	<u>Address</u>
1.	Rick Landon	2657 PARK WEST DR.
2.	Nancy Mumpkin	2644 Park West Dr.
3.	Lina M. Campen	2638 Park West Dr.
4.	Annitta Schaffly	2608 Park West Dr.
5.	James M. Schaffly	2605 Park West Dr.
6.	Mary S. Medeiros	2602 PARK WEST DR
7.	Frances Medeiros	2602 PARK WEST DR
8.	Mare Reynolds	2526 Park West Dr.
9.	Bruce Flaherty	2534 Park West Dr.
10.	Kathleen Jay	2620 Park West Dr.
11.	Darla Turner	2626 Park West Dr.
12.	John J. Jank	2663 Park West Dr.
13.	Sharon A. Jank	2519 Park West Dr.
14.	James Jank	401 N. Park West Dr.
15.		

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	Cathy M Kimmel	2533 Parkwest Dr
2.	Bruce & Christeen	2539 Parkwest Dr
3.	Jayne R. Brien	2603 Park West Dr
4.	Bonnie J. Kimmel	2621 Park West Dr
5.	Mitzi Arai	406 Black Oak Way
6.	Kenneth Williamson	418 Black Oak Way
7.	Dennis Lane	424 Black Oak Way
8.	Monica Malley	430 Black Oak Way
9.	Ron Malley	430 Black Oak Way
10.	Lisa Schlienger	436 Black Oak Way
11.	Kenneth Arai	440 Black Oak Way
12.	R. Brien Brien	512 Black Oak Way
13.	M. S. S. S.	2651 Park West Dr
14.	Mary L. L.	2701 Park West Dr
15.	David C. L.	2707 Park West Dr

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R² zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	Sam M. Loh	509 Sunset Ave NW
2.	Bill Zillman	441 Black Oak Way
3.	Cheryl Olson	429 Black Oak Way
4.	Randy Olson	" "
5.	La Bety	423 " "
6.	Janille Kuckey	2815 White Oak Way
7.	Jack Pajewski	433 Cork Oak Way
8.	John Langley	411 CORK OAK WAY 334-2116
9.	Francine Langley	411 Cork Oak Way
10.	Al Bende	2920 Rosewood Dr.
11.	Brenda Nicolson	2920 Rosewood Dr.
12.	Paul M. Hagler	2938 Rosewood Dr.
13.	Joyce Tamara Hines	3008 Rosewood Dr.
14.	Ed Hines	" "
15.	Verisa E. Culbertson	3008 Rosewood Dr.

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision. be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	David M. Anderson	2736 MADRONE DR.
2.	Bradley S. Hark	2724 Madrone Dr.
3.	Deft K. Kim	2730 Madrone Dr.
4.	Arlena Logan	2718 Madrone Dr.
5.	Karl K. Koffler Mr. & Mrs.	2706 Madrone Dr.
6.	James A. Koffler Mr. & Mrs.	2700 Madrone Dr.
7.	James K. Koffler	428 Madrone Court
8.	Bice K. Koffler	434 Madrone Court
9.	Mr. & Mrs. Koffler	446 Madrone Ct.
10.	Mr. & Mrs. E. Koffler	450 Madrone Ct.
11.	Mr. & Mrs. H. George	451 Madrone Ct.
12.	Mr. & Mrs. Koffler	459 Madrone Ct.
13.	Mr. & Mrs. Jim Martin	427 MADRONE CT
14.	Mr. & Mrs. Donald Koffler	425 E. ...
15.	Mr. & Mrs. George Koffler	2741 K. ...

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch. which will adjoin the Parkwest subdivision, be zoned R1.

	MR. + MRS. Name	Address
1.	LEE MILLER	430 EVERGREEN DR.
2.	Mr. + Mrs. Duvander	416 Evergreen Dr.
3.	Ron + Susan Schofield	437 Evergreen Dr.
4.	Mr. + Mrs. L. H. H. H.	431 Evergreen Dr.
5.	Mr. + Mrs. Richard Jones	407 Evergreen Dr.
6.	Mr. + Mrs. Ken Raymond	401 Evergreen Dr.
7.	Mr. + Mrs. Mike Kammick	317 Evergreen
8.	Mr. + Mrs. Shepard	309 Evergreen Dr.
9.	Mr. + Mrs. W. Hammerick	219 Evergreen Dr.
10.	Ed and Pat L. Lee	200 Evergreen Dr.
11.	Angela Koppmeier	206 Evergreen Dr.
12.	MR + MRS. Druce	300 Evergreen Dr.
13.	Mr. + Mrs. Spencer Prou	306 Evergreen Dr.
14.	Mr. + Mrs. Ron Branson	312 Evergreen Dr.
15.	Mr. + Mrs. Frank Wright	416 Evergreen Dr.

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the Mag 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<u>Tom Johnson</u>	<u>2934 White Oak</u>
2.	<u>Jack S. Liberman</u>	<u>502 SANTEE COURT</u>
3.	<u>Rachel Liberman</u>	<u>502 Santee Ct</u>
4.	<u>Robt K. Voth</u>	<u>534 Santee Ct</u>
5.	<u>Evelyn Sharpe</u>	<u>521 Santee Court</u>
6.	<u>Ann O'Brien</u>	<u>515 SANTEE COURT, LODI</u>
7.	<u>Karen Votan</u>	<u>508 Santee Ct, Lodi</u>
8.	<u>Richard S. Top</u>	<u>3000 White Oak Way, Lodi</u>
9.	<u>Nancy McArthur</u>	<u>2909 Park Oak Dr. Lodi</u>
10.	<u>Bob McArthur</u>	<u>2909 Park Oak Dr. Lodi</u>
11.	<u>Linda C. Greg Eilers</u>	<u>538 Applewood Dr.</u>
12.	<u>Michael T. Cary</u>	<u>534 Applewood Dr.</u>
13.	<u>Kyrre K. Cary</u>	<u>534 Applewood Dr.</u>
14.	<u>William K. Schuman</u>	<u>521 Applewood Dr.</u>
15.	<u>John Schuman</u>	<u>521 Applewood Dr.</u>

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and 02 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<u>Bob Casahuga</u>	<u>509 Santee Ct</u>
2.	<u>Linda Duckberr</u>	<u>515 Santee Ct</u>
3.	<u>Robyn L. Darling</u>	<u>3005 White Oak</u>
4.	<u>Michael Kintz</u>	<u>3006 White Oak Way</u>
5.	<u>James A. Frost</u>	<u>3012 White Oak Way</u>
6.	<u>Betina J. Frost</u>	<u>3012 White Oak Way</u>
7.	<u>Preston Old</u>	<u>3017 White Oak Way</u>
8.	<u>Richard C. Paul</u>	<u>516 Applewood Dr</u>
9.	<u>Ronald A. Barden</u>	<u>539 Applewood Dr</u>
10.	<u>Gordon B. Moore</u>	<u>540 Applewood</u>
11.	<u>Dorretta Merritt</u>	<u>533 Applewood</u>
12.	<u>Robert Brown</u>	<u>533 Applewood</u>
13.	<u>Edna Odoms</u>	<u>527 Applewood</u>
14.	<u>W. W. Tuck</u>	<u>509 Applewood</u>
15.	<u>Mudry Wallace</u>	<u>402 Applewood</u>

PETITION

Ye. the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and 62 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<u>Mark [unclear]</u>	<u>2916 White Oak</u>
2.	<u>Mr. & Mrs. Robert Ruckliff</u>	<u>511 Plum Ct.</u>
3.	<u>Dominic Battaglia</u>	<u>517 Plum Ct.</u>
4.	<u>Nancy R. Wilson</u>	<u>523 Plum Ct.</u>
5.	<u>Brad Hecatt</u>	<u>530 Plum Ct.</u>
6.	<u>Victor Schuh</u>	<u>518 Plum Ct.</u>
7.	<u>Barb Saunders</u>	<u>528 Plum Court</u>
8.	<u>Kenn Caporali</u>	<u>2940 White Oak</u>
9.	<u>Gail Howard</u>	<u>502 Santee Court</u>
10.	<u>Dan Weston</u>	<u>508 Santee Ct.</u>
11.	<u>Chuck Nelson</u>	<u>528 Santee Ct.</u>
12.	<u>Daryl Weissner</u>	<u>540 Santee Ct.</u>
13.	<u>Karen Kopp</u>	<u>539 Santee Ct.</u>
14.	<u>Tom A. Ford</u>	<u>527 Santee Ct.</u>
15.	<u>John M. Caravano</u>	<u>504 Santee Ct.</u>

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Tome Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch. which will adjoin the Parkwest subdivision. be zoned R1.

Name

Address

1. Maria Geisler 317 Applewood Dr.
2. Geraldine Blank 217 Applewood Dr.
3. Charm Euerle 209 N Applewood Dr.
4. Pat Newman 300 Applewood Dr.
5. Hal Newman 300 Applewood Dr.
6. Norm Kishi 3024 Park Oak Drive
7. Jane L. Bellomine 3030 Park Oak Dr.
8. Christopher J. Olsen 421 Applewood Dr.
9. Jagora L. Olsen 421 Applewood Dr.
10. Jim Olsen 2915 White Oak Way
11. Mike Proctor 2915 White Oak Way
12. Houma L. Mays 524 Plum Ct. Tride
13. Shirley L. Mays 524 Plum Ct. Tride
14. [Signature] 2917 White Oak Way
15. [Signature] 2912 White Oak Way

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	Gloria A. Hadel	3007 Rosewood Dr
2.	Nellie Dineen	3021 Rosewood Dr
3.	Paul Finn	3021 Rosewood Dr
4.	Harley Dineen	3015 Rosewood Dr.
5.	E. Hecusse	3015 Rosewood Dr
6.	Lupe Lopez	2975 Rosewood Dr.
7.	Steve Nault	2935 Rosewood Dr
8.	Richard Cook	2929 Rosewood Dr
9.	Greg Han	2917 Rosewood Dr.
10.	James Han	2917 Rosewood Dr.
11.	Jenna & Karen Ullrich	2907 Rosewood Dr
12.	Emy J. Hadel	3007 Rosewood Dr.
13.	Steve Callerton	3008 Rosewood Dr.
14.	Ray Papp	435 Black Oak Way
15.	Bob Callerton	2804 White Oak Way

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision. be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	Stewart W. Moersch	501 Acorn Way, Lodi, CA
2.	Bob Estes	2564 Cottonwood Lodi CA
3.	Phyllis A. Bate	2564 Cottonwood Lodi, CA
4.	Art Smith	2534 Cottonwood Lodi
5.	Betty Anderson	" "
6.	Pete Dindjerich	2528 Cottonwood Dr. Lodi, CA
7.	Mike Spitzberg	2528 Cottonwood Dr.
8.	Frank Biss	2522 Cottonwood Dr.
9.	Al Biss	2522 Cottonwood
10.	Jan M. Hays	2516 Cottonwood Dr Lodi 95242
11.	Michael Lee Pauer	2504 Cottonwood Dr Lodi 95242
12.	Ron Bettencourt	2510 Cottonwood Dr Lodi 95242
13.	Chuck D. Pauer	2504 Cottonwood Dr Lodi 95242
14.	Art Bettencourt	2510 Cottonwood Dr Lodi 95242
15.	Debbie Schamber	2505 Cottonwood Dr Lodi 95242

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

<u>Name</u>	<u>Address</u>
1. <u>Larry N. Meyers</u>	<u>one 27 AMBERWOOD DR.</u>
2. <u>Sandra Kay Meyers</u>	<u>Amberwood Dr.</u>
3. <u>William A. Harty</u>	<u>618 Glen Oak Dr.</u>
4. <u>Larry K. Harty</u>	<u>618 Glen Oak Dr.</u>
5. <u>Tom Parisi</u>	<u>610 Glen Oak Drive</u>
6. <u>Mary Parisi</u>	<u>615 Glen Oak Drive</u>
7. <u>Ruby D. Dube</u>	<u>507 N. Lower Sacramento Rd.</u>
8. <u>Donna Backman</u>	<u>507 N. Lower Sacramento</u>
9. <u>Cesar Terrell</u>	<u>615 N. Lower Sacramento Rd.</u>
10. <u>Gene M. Terrell</u>	<u>615 N. Lower Sacramento Rd.</u>
11. <u>Debra L. Thompson</u>	<u>2508 Amberwood Dr.</u>
12. <u>W. Thompson</u>	<u>2508 AMBERWOOD DR.</u>
13. <u>Alison Morgan</u>	<u>3514 Amberwood Dr.</u>
14. <u>Robert L. Lewis</u>	<u>3509 AMBERWOOD DR.</u>
15. <u>Pamela Green</u>	<u>2509 Amberwood Dr.</u>

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	Mike Russ	2533 Amberwood Dr
2.	Kathy Russ	2533 Amberwood Dr
3.	Tom Hansen	2545 Amberwood Dr.
4.	Carl Hansen	2545 AMBERWOOD DR.
5.	Harold Meyer	2551 AMBERWOOD DR.
6.	Bene Meyer	2551 AMBERWOOD DR.
7.	Duffy (Meyer)	501 Acorn Way
8.	Nick Meyers	501 ACORN WAY
9.	Sam & Julie Hansen	515 Acorn Way
10.	Chris Loop	511 Acorn way
11.	Wanda Loop	511 Acorn way
12.	John W. Loop	511 Acorn way.
13.	W. Loop	511 " "
14.	Charlie March	507 Acorn way Loo.
15.	Cheryl March	501 Acorn Way

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the **May 26, 1992** Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and **U2** of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>	
1.	Wail R. Schuster	2505 Cottonwood Drive, Lodi, CA	
2.	[Signature]	2511 Cottonwood Dr., Lodi, CA	
3.	Marcie K. Jennings	2517 Cottonwood Dr. Lodi, Ca.	
4.	[Signature]	" " " "	
5.	[Signature]	2529 Cottonwood Dr Lodi, CA	
6.	Connie Mitchell	" " " "	
7.	[Signature]	2535 Cottonwood Dr.	
8.	[Signature]	2541 COTTONWOOD DR	
9.	[Signature]	" " "	
10.	[Signature]	2547 Cottonwood DR	
11.	[Signature]	2547 Cottonwood Drive	
12.	Pantaleon RIVERA	2553 cottonwood Dr	95242
13.	IRENE RIVERA	" " " "	95242
14.	Ron Skadburg	2536 Ambrose Dr	95242
15.	[Signature]	2526 Ambrose Dr. Lodi, CA	

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Toune Ranch Unit #1.

We further request that Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision. be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<u>Alan Nfelinko</u>	<u>2520 Amberwood</u>
2.	<u>Cynde Melville</u>	<u>2520 Amberwood</u>
3.	<u>Rosie Dazne</u>	<u>2552 Cottonwood Dr</u>
4.	<u>Joseph Veticia</u>	<u>2558 Cottonwood Dr</u>
5.	<u>Randy P</u>	<u>2546 Cottonwood Dr</u>
6.	<u>Edith M. Houston</u>	<u>611 Glen Oak Dr.</u>
7.	<u>Roger D. Houston</u>	<u>611 Glen Oak Drive</u>
8.	<u>Esther Salazar</u>	<u>2539 Amberwood Ave.</u>
9.	<u>Priscilla Enigh</u>	<u>2503 Amberwood Dr.</u>
10.	<u>J. Kirk Jones</u>	<u>2532 AMBERWOOD</u>
11.	<u>Anise Faust</u>	<u>2544 Amberwood Drive</u>
12.	<u>Bill Faust</u>	<u>2544 Amberwood dr.</u>
13.	_____	_____
14.	_____	_____
15.	_____	_____

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the 32 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that Units #1 and 12 of Towne Ranch. which will adjoin the Parkwest subdivision, be zoned R1.

- | | <u>Name</u> | <u>Address</u> |
|-----|---------------------------------|--------------------------------------|
| 1. | <u>Gene Chapman</u> | <u>438 Oak Oak Way</u> |
| 2. | <u>Richard A Adams</u> | <u>420 Oak Oak Way</u> |
| 3. | <u>Larry L Martin</u> | <u>2923 Rosewood Ln</u> |
| 4. | <u>Will & Jean Peterson</u> | <u>3001 Rosewood Ln</u> |
| 5. | <u>Michael Peltz</u> | <u>3014 Rosewood DR</u> |
| 6. | <u>Mary J Peltz</u> | <u>3014 Rosewood DR</u> |
| 7. | <u>Ronald J Heath</u> | <u>439 Applewood Dr</u> |
| 8. | <u>Joyce J Lamb</u> | <u>500 Evergreen Dr Lodi, Cal.</u> |
| 9. | <u>Steve L Skinner</u> | <u>2901 White Oak Way, Lodi, CA</u> |
| 10. | <u>Linton Beel</u> | <u>3027 ROSEWOOD DR. LODI, CA</u> |
| 11. | <u>- Don Smith</u> | <u>3016 Rosewood Dr Lodi, CA</u> |
| 12. | <u>Harold H. Postma</u> | <u>2809 White Oak Way, Lodi, Ca.</u> |
| 13. | | |
| 14. | | |
| 15. | | |

PETITION

We, the undersigned residents of Parkuest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit 01.

We further request that Units #1 and 02 of Towne Ranch. which will adjoin the Parkuest subdivision. be zoned R1.

- | | Name | Address |
|-----|---------------------------|---------------------|
| 1. | Mrs Mrs H. H. H. H. H. | 526 EVERGREEN DR. |
| 2. | Mr & Mrs W. B. Morrison | 400 EVERGREEN DR |
| 3. | Mr & Mrs E. X. Tomy | 419 Evergreen Drive |
| 4. | Mr & Mrs John Morita | 442 EVERGREEN DR |
| 5. | Mr & Mrs Dennis Lillard | 275 Madison Dr. |
| 6. | Mr & Mrs Ken May | 2712 Madison Dr |
| 7. | Mr & Mrs Alan Lodiuk | 446 Madison Ct. |
| 8. | MR & MRS Joseph E. Salame | |
| 9. | Mr & Mrs Don & W. DeWitt | |
| 10. | Mr & Mrs Richard Sweet | 150 Evergreen Dr. |
| 11. | Barbara Hammond | 411 Evergreen Dr. |
| 12. | | |
| 13. | | |
| 14. | | |
| 15. | | |

PETITION

We, the undersigned residents of Parkwest subdivision in the City of Lodi, do hereby affix our signatures in opposition to the May 26, 1992 Planning Commission's approval of the R2 zoning for the tentative subdivision map of Towne Ranch Unit #1.

We further request that, Units #1 and #2 of Towne Ranch, which will adjoin the Parkwest subdivision, be zoned R1.

	<u>Name</u>	<u>Address</u>
1.	<i>[Signature]</i>	<i>515 Applewood Dr</i>
2.	<i>Sandra Atwater</i>	<i>515 Applewood Dr</i>
3.	<i>Steve Bailey</i>	<i>503 American Dr</i>
4.		
5.		
6.		
7.		
8.		
9.		
10.		
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14.		
15.		

CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB MENATT
City Attorney

August 27, 1992

Mrs. Edie Houston
611 Glen Oak Drive
Lodi, CA 95240

Dear Mrs. Houston:

This letter will confirm action taken by the Lodi City Council at its August 13, 1992 meeting following a public hearing to consider your appeal of the Planning Commission's conditional approval of the request of Terry Piazza, Baumbach & Piazza, Inc., Consulting Engineers, on behalf of Bruce Tome for approval of the Tentative Subdivision Map of Towne Ranch, Unit No. 1, a 21.4 acre, 107 unit single-family residential subdivision located at 398 East Turner Road (APN 029-030-42). The City Council granted the subject appeal and approved the appealed Tentative Subdivision Map with the conditions required by the Planning Commission plus the following requirements:

- a) that the lots abutting Park West Subdivision in Tome Ranch, Unit No. 1 and subsequent unit contain a minimum of 6,500 square feet which is the lot size requirements in the R-1, Single-Family District;
- b) that no duplexes be permitted on corner lots;
- c) that the same conditions be placed by the Planning Commission on future phases in Tome Ranch;
- d) that all the conditions of the Planning Commission remain in place; and
- e) that the map approval is contingent upon Ordinance No. 1556 zoning/rezoning the Tome Ranch becoming law.

Further, following a public hearing regarding the matter, the City Council introduced Ordinance No. 1556 entitled, "An Ordinance of the Lodi City Council Repealing Ordinance No. 1529 in Its Entirety and Amending the Official District Map of the City of Lodi and Thereby Zoning/Rezoning the Parcels Located at 150 East Turner Road (APN 029-030-01) and 398 East Turner Road (APN 029-030-42) (Proposed Towne Ranch Development) R-2 Single-Family Residential. With a Condition Relating to School Facilities Funding".

Mrs. Edie Houston
August 26, 1992
Page Two

Ordinance No. 1556 is on the agenda for the City Council meeting of September 2, 1992 for final reading and adoption. We have enclosed a copy of Ordinance No. 1556 for your information.

Please do not hesitate to call this office, should you have any questions regarding this matter.

Very truly yours,

Alice M. Reimche
City Clerk

AMR/jmp

cc: James B. Schroeder, Community Development Director
Terry Piazza, Baumbach & Piazza

DECLARATION OF MAILING


On August 6. 1992 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A", said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 6. 1992, at Lodi, California

Alice M. Reimche
City Clerk


Jennifer M. Perrin
Deputy City Clerk



CARNEGIE FORUM

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche
City Clerk
Telephone: 333-6702

NOTICE OF PUBLIC HEARING

August 19, 1992

NOTICE IS HEREBY **GIVEN** that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) **Zoning/rezoning of the Towne Ranch project (APN's 029-030-01 and 029-030-42) R-2 as recommended by the Planning Commission.**

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to Present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.


If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:


Alice M. Reimche
City Clerk

Dated: August 5, 1992

Approved as to form:


Bobby W. McNatt
City Attorney



CITY OF LODI

CARNEGIE FORUM

305 West Pine Street, Lodi

NO E OF PUBLIC HEARING

Date: August 19, 1992

Time: 7:30 p.m.

For information regarding this Public Hearing
Please Contact:

Alice M. Reimche

City Clerk

Telephone: 333.6702

CONTINUED

NOTICE OF PUBLIC HEARING

August 19, 1992

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a continued public hearing to consider the following matter:

- a) Appeal of Edie Houston, 611 Glen Oak Drive, Lodi regarding the Planning Commission's approval of the tentative map of the Towne Ranch Development located at the southwest corner of Turner Road and Lower Sacramento

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi City Council:

Alice M. Reimche
City Clerk

Dated: August 6, 1992

Approved as to form:

Bobby W. McNair
City Attorney

NEUHARTH NORTH ADDITION
MAILING LIST
EXHIBIT B

James B. Schroeder
Community Development Director

Bobby W. McNatt
City Attorney

(See attached mailing list)

MAKING LIST FOLIO: TOLUNE RANCIT

TOWNE RANCH		MAILING LIST FOR	
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE
01-177-01	Butte F Toupin et al	P.O. Box 155	LA. 70001
06	City of La. (801 N. Sable)		
08	Evon M.H.J. Hayes	P.O. Box 707	LA. 70001
10	Grady & Williams	1030 N. Lur. Sacramento	LA. 70001
31	R.G.H. Global Comm. Inc.	971 N. Lur. Sacramento	LA. 70001
42	Bruce F. Toupin et al	P.O. Box 185	LA. 70001
46	Ronald E. Eckman	530 N. Lur. Sacramento	LA. 70001
47	Douglas & Lois Smith	P.O. Box 443	LA. 70001
02	Michelle E. Staurson	2433 Tejon	LA. 70001
13	Myra Knechtel et al	9487 Tejon	LA. 70001
37	Marcos & Catherine	707 Tejon Dr	LA. 70001
39	Donna L. Leake	2433 Tejon	LA. 70001
40	Kayano D & K. Staurson	714 N. Lur. Sacramento	LA. 70001
41	Elroy & VJ Hayd	3440 Tejon	LA. 70001
1	R. Gordon & J.S. Deane	510 Black Oak Hwy	LA. 70001
1	Mark International Property	504 Black Oak Hwy	LA. 70001
11	Clinton Allen Levy	448 "	LA. 70001
11	Lyndy Scott, Inc.	436 "	LA. 70001
11	Robert "Bobby" McGinn	430 "	LA. 70001
31	Thomas H. Harkn	507 Black Oak Hwy	LA. 70001
1	John & Barbara Lepp	511 "	LA. 70001
1	Sam & Yvonne Nagel	515 "	LA. 70001
1	Michael & F.H. Hayes	531 "	LA. 70001
1	W.J. & Anna E. Schneider	1283 W. Armstrong	LA. 70001
1	Alfred & Marie Hayes	1251 Armstrong	LA. 70001
1	Carlton & Vicki Hansen	2545 "	LA. 70001
1	Edward & Catherine Hayes	2539 "	LA. 70001
1	Michael (G & K) Reis	2533 "	LA. 70001
1	Gregory & Sandra Hayes	2537 "	LA. 70001
1	Karen & Edith Houston	211 Glen Lake	LA. 70001
1	William & Jane Hayes	618 "	LA. 70001
1	John & Mary Hayes	610 "	LA. 70001
1	Richard & F.H. Hayes	2589 Armstrong	LA. 70001
1	LESTER & F.H. Hayes	2505 "	LA. 70001
1	John & Mary Hayes	1219 Tejon	LA. 70001
1	John & Mary Hayes	2040 Tejon	LA. 70001

Page 2 of 4

PUBLIC HEARING LIST

FILE #

MAILING LIST FOR:

AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
	Dennis & Debbie MacLain	431 Evergreen Dr.	La Jolla, CA	92037
	Ronald & Susan Schofield	437 "		
	Gene & G. Gorham	438 Cock Oak Way		
	James & Faye Myers	432 Cock Oak Way		
	Dennis & Karen Miller	2907 Rosewood Dr		
	Diane T. Lawton	2901 "	Fremont, CA	94536
	Billie Cassettella	2450 Peralta Ste 117		
	Robert M. & L. Castagna	2803 White Oak		
	Wayne & Roberta Rosomby	2809 "		
	Chris & Janelle Dickey	2815 "		
	Manuel & Mary Elena	2821 "		
	John & Helissa Teresi	2903 "		92037
	Alan & Barbara Taylor	P.O. Box 2586	La Jolla	
	Kimberly A. Thuman	2915 White Oak Way		
	Gregory & Ruth Schultz	506 N. Plum St.		
	Dorothy & E. J. Hensel	512 "		
	Victor & A. Schuk	518 "		
	Lloyd & E. L. Packer	524 "		
	Bedley & B. F. Herrick	530 "		
	Therinda & B. J. Dawidson	529 "		
	Robert & Nancy Wilson	523 "		
	Dan & Patricia Taglia	517 "		
	Rudolph, Robert & M. E.	511 "		
	George & D. Griffiths	507 "		
	Christopher & L. Fazzar	2927 White Oak Way		
	Aritha Jean Howard	502 Santos Ct		
	Daniel & Karen Upshaw	508 "		
	Daryl & Tamara Petrick	514 "		
	Bharati Patel	522 "		
	Orin & Nita Dolan	528 "		
	Robert & M. G. Vieth	534 "		
	Daryl & Betty Weisser	540 "		
	Larry & Rebecca Kiffel	539 "		
	Mohammed & S. Mohabbat	533 "		
	Larry & L. Hunt et al	P.O. Box 722		92037
	Richard & L. L. Western	521 Sander Ct		

PUBLIC HEARING LIST

MAILING LIST FOR:		FILE #		
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
	Kicky G & Linda Backman	501 N. Linn Sacramento		9524
	Carol & Debra Thompson	2508 Amberwood Dr.		
	Glen & Sharon Morgan	2514 Amberwood Dr.		
	Alan B & Cynda Melville	2520 "		
	Ronald & M S Scudberg	2526 "		
	Albert & B A Foose	2532 "		
	Douglas & Donna Colucci	2538 "		
	Dirk & Bobbyn Kooyman	2544 "		
	Earl & Viola Klapstein	514 Acorn Way		
	Pantaleon & J J Rivera Jr	2553 Cottonwood Dr.		
	Richard J Marks	2547 "		
	Louis J & DA Stagnaro	2541 "		
	Evelyn E Thomas Jr	2535 Cottonwood		
	Steven & Connie Mitchell	2529 "		
	Stanley D & JM Melcher	509 Black Oak Way		
	Stefen E & JG Ferbin	501 "		
	John & Susan Hellander	1912 S. Hill #3		
	Raymond J Pezzi	435 Black Oak Way		
	Randal & Cheryl Olson	429 "		
	Sum Glen & Wilma C Foo	438 Madrone Ct		
	Theodore W & D Keehn	434 "		
	Ronald J Heath et al	1174 N Hamilton		
	Alan J & Lauren Ledwick	446 Madrone Ct		
	Erwin P & MT Kalai	452 "		
	Michael A & BA George	451 "		
	Narry & CA Marzolf	445 Madrone		
	Dennis & Sherry Eckart	439 "		
	Joseph E & DA Solano	433 "		
	David & Teresa Huston	427 "		
	Terry & Tina Miller	430 Evergreen Dr.		
	Norman P & Ann Dean	436 Evergreen Dr.	CA	
	John & Carol Morita	442 Evergreen Dr.		
	Esther H Hilde et al	500 Evergreen Dr.		
	Nilmar & D Batteredle	508 "		

MAILING LIST FOR: TOLUNE RANCH		THE #		
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
24	Dale A & Linda Dieckbernd	515 Gantree Ct		
	Richard & Susan Andonian	516 Applewood Dr.		
	Robert & Cathy Falligan	520 "		
	Richard A & G Entzi	2344 Britannia Ln		
	Gregory & Linda Elvets	528 Applewood Dr.		
	Michael & Lynne Cary	534 "		
	Gordon & Sharon Moore	540 "		
	Raymond & Ella Bender	P.O. Box 3053	Lexi	95341
	Robert F. Brown et al	533 Applewood Dr.		
	Arturo R. Olmos	527 "		
	William & Vickie Schmierer	521 "		
	Leone J III & S Atwater	515 "		
	Harold L & I F Merrill	140 W Turner Rd		
	AT&T Communications	795 Folsom St # 380	San Francisco	94107
	Mainland Nursery Inc	50 W Turner Rd		9534
	Pactel Mobile Access	c/o 520 Magnolia Blvd	N. Hollywood	91601
	Wine & Roses Country Inn	2505 W Turner Rd		
	Kristen I Cronwell et al	" "		
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